System and process providing remote data capture with later upload to a real estate multiple listing service

Abstract

A system and process for capturing all regionally supported data regarding a real estate property for sale, and a system and process for loading that captured data to a regional multiple listing database system, using a portable computing device is detailed. A general purpose portable computing device (such as the Palm OS personal data assistant PCD, or the handheld Microsoft Pocket PC, HPC) is capable of running custom software applications for the collection and display of information and can be configured to store collected information in persistent storage, for later retrieval and manipulation, on the portable computing device. A regional multiple listing service maintains a database and search engine of all properties listed for sale in a specific geographic region, and which are listed for sale with a licensed real estate agent. This system provides a software application on the portable computing device which allows the real estate agent to collect all the neces-sary data, while in the field, to create a listing entry in the multiple

listing database. The system is configured such that the field collected data can be automatically published to the multiple listing database at the next opportunity the real estate agent has to synchronize the portable computing device with an Internet connected computer. The system is also configured to correct common data collection mistakes made by a plurality of real estate agents, and also correct common mistakes made while transcribing the data into the multiple listing database.